

**Town of Ferrisburgh
Listers Minutes**

Date/Time: Thursday, April 23, 2015 at 4:00 p.m.

Present: Carl Cole, Ferrisburgh Lister
Joe Blasius, Ferrisburgh Lister
Charlene Stavenow, Ferrisburgh Lister
Justus J. DeVries, Appraiser for Town of Ferrisburgh



- Meeting called to order by Carl at 3:55 p.m.
- Reviewed draft minutes from March 18, 2015 listers meeting. Joe made a motion, seconded by Charlene, to accept the minutes as written with one edit to the State lands and PILOT program notation. Justus will expand and clarify.
- Joe requested Justus follow-up with Pam on validating the 411 form. Justus and Joe went to the Grand List Seminar presented by NMREC on February 20, 2015.
- Pam had informed the listers that Mr. McNary dropped off his solar inventory form. Since the facility is a lease, the parcels are owned by Sun Common and Pam has forwarded the form to them. It was agreed that Justus will send a second notice to Beach Properties, Inc. to obtain the data on their installation. A deadline of 10 days for receipt will be requested. Justus is checking with the State on their April 2015 assessment and tax billings on the Ferrisburgh solar properties.
- Justus is checking with another appraiser on windmill assessments for the Vanderway farm commercial windmill.
- Reviewed the third batch of building permits. Carl recused himself on Sheeran, Franceschetti and Sullivan. All were approved with the exception of Camp Tony, and Justus will upgrade the quality of construction. We are still waiting on the State for values on all the utilities (except Green Mountain Power).
- Discussed listers maintenance and field inspections/with changes made when properties are listed or sold substantially above or below the assessed values. Justus advised this was typical and customary in order to maintain a current Grand List over time.
- The tax map changes should be ready within a week or so. We will get a list of all the changes which we can then review. After any final edits are made, the new maps will be printed. Between Pam and Justus, 90%-95% of the changes have already been made and approved by the listers.
- Discussed Shapiro assessment after the site visit and Bill Benton's appraisal. The majority of the listers agreed to reduce the contributory value of the big barn. No other changes were approved.
- Discussed Muir assessment and the data obtained from Justus' site inspection on March 6, 2015. The unanimous decision was as follows:
 - The detached barn was reduced by \$2,000
 - Physical Depreciation of 12%
 - Functional Depreciation of 5%
 - Economic Depreciation of 3%

- Discussed the Wayne Stearns cannon issue appeals. The listers have received 18 appeals to date and they are coming in at a rate of 2 per day. It is expected that the appeals on the issue could reach a total of 30-40 property owners. Carl has talked with James Knapp who is the interim Director of Property Valuation and Review (PVR) and it appears that each individual appeal must be heard and a separate decision made. Carl will be talking with Town Attorney James Carroll on the issues. Justus has also contacted Attorney Charles Merriman. More follow-up issues will be discussed at the next listers meeting scheduled for May 6th.
- Justus advised the listers will need to adjust three assessments which qualify for the Housing Subsidiary Covenants. The new tax law will require these properties to be assessed at 60%-70% of their current market value assessments. Justus will follow-up on the issue.
- Carl is following up on the Methodist Church Current Use issue.
- The next listers meeting is scheduled for **Wednesday, May 6th at 3:00 p.m.**
- Carl made a motion to adjourn the meeting; seconded by Charlene. All were in favor and so moved.

Meeting Adjourned: 6:35 p.m.
Respectfully Submitted: Justus J. DeVries
Dated: April 27, 2015